

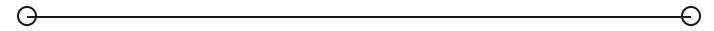


OFFERING MEMORANDUM

Hermiston Retail Building

1619 N. 1ST ST

Hermiston, OR 97838



PRESENTED BY:

ASHLEY MOALA

541.379.1338

ashley@whitneylandcompany.com

OR #201243902

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
LEASE RATE:	\$8,500.00 per month (NNN)
BUILDING SIZE:	6,773 SF
LOT SIZE:	1.48 Acres
PRICE / SF:	\$295.29
YEAR BUILT:	2009
ZONING:	C-2 Outlying Commercial
MARKET:	Umatilla County

PROPERTY OVERVIEW

This is the premium retail location in the market and is surrounded by established national and local retailers. Over 18,600 cars per day. This offering is for the building and real property only. Previous Fuddruckers location. Restaurant FF&E not included in price but can be negotiated.

Owner would also consider a lease to own option or sell in a package with neighboring Aaron's Furniture property. Seller is flexible on terms.

PROPERTY HIGHLIGHTS

- 1st St Frontage
- Neighboring Aaron's property (10,100 SF) can also be made available for Sale or Lease Prime Retail
- Large lot with ample parking
- 18,600 ADT

PROPERTY DESCRIPTION

ZONING DESCRIPTION

The property is zoned OUTLYING COMMERCIAL ZONE (C-2), which is defined in the city of Hermiston Municipal Code, Chapter 157.041 as:

Uses permitted outright. In a C-2 zone, only the following uses and their accessory uses are permitted outright:

(1) A use permitted outright in a C-1 zone; (2) Amusement enterprise, including pool hall, bowling, dancing hall, skating rink, when enclosed in a building; (3) Auditorium, exhibition hall or other public assembly room; (4) Automobile, boat or trailer sales, rental, service and repair; (5) Automobile service station; (6) Automobile laundry; (7) Day care home or nursery; (8) Mortuary, undertaking or funeral parlor; (9) Motel; (10) Recreational vehicle park subject to requirements of 157.147; (11) Taxidermy shop; and (12) Tire shop, including tire recapping.

LOCATION DESCRIPTION

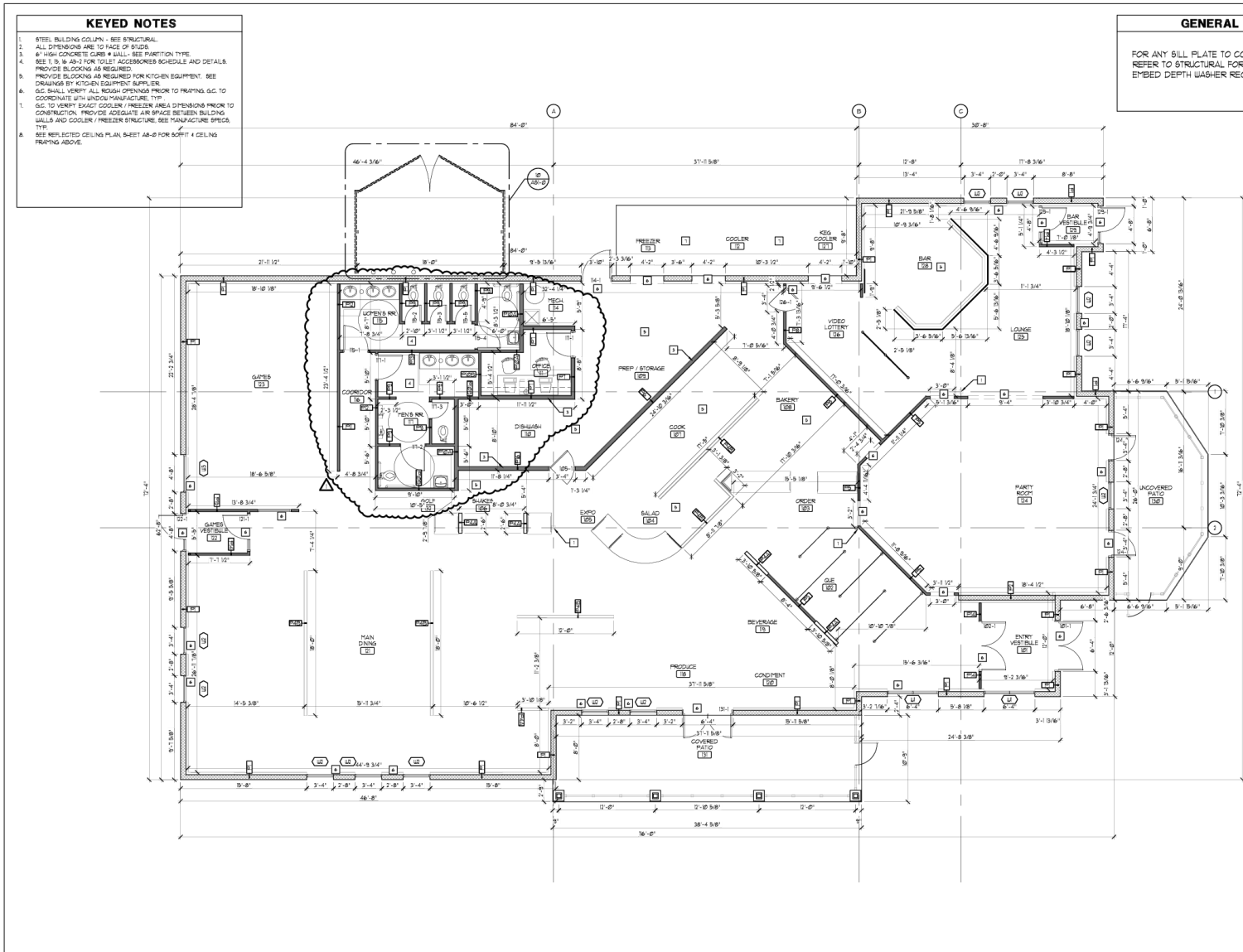
Prime Retail Site on North 1st Ave, in front of Home Depot. This location is the retail hub for Hermiston and this site offers excellent access, parking and street frontage.

From modest beginnings, Hermiston has grown into a modern, progressive city as the largest city in Eastern Oregon, enjoying a wealth of assets in people, land, climate, the mighty Columbia River and has tremendous potential for further agricultural, Commercial and industrial expansions, because of logistics and land availability.



Where Life is Sweet

FLOOR PLAN



KEYED NOTES

1. STEEL BUILDING COLUMN - SEE STRUCTURAL.
2. ALL DIMENSIONS ARE TO FACE OF STUDS.
3. 6" HIGH CONCRETE CURB # WALL - SEE PARTITION TYPE.
4. SEE 1/8" & 1/4" AN-T FOR TOILET ACCESSORIES SCHEDULE AND DETAILS. PROVIDE BLOCKING AS REQUIRED.
5. PROVIDE BLOCKING AS REQUIRED FOR KITCHEN EQUIPMENT. SEE DRAWINGS BY KITCHEN EQUIPMENT SUPPLIER.
6. G.C. SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO FRAMING. G.C. TO COORDINATE WITH WINDOW MANUFACTURER. TYP.
7. G.C. TO VERIFY EXACT COOLER / FREEZER AREA DIMENSIONS PRIOR TO CONSTRUCTION. PROVIDE ADEQUATE AIR SPACE BETWEEN BUILDING WALLS AND COOLER / FREEZER STRUCTURE. SEE MANUFACTURE SPEC'S. TYP.
8. SEE REFLECTED CEILING PLAN SHEET AB-2 FOR SOFFIT & CEILING FRAMING ABOVE.

GENERAL NOTE:

FOR ANY 6/16" PLATE TO CONCRETE ANCHORING REFER TO STRUCTURAL FOR BOLT SIZE, SPACING, EMBED DEPTH WASHER REQUIREMENTS ETC.

13 DIMENSIONED FLOOR PLAN
3/16" = 1'-0"

J. R. Robillard Architect
4795 N. W. 1st Ave.
Portland, Oregon 97229
503 803 3529

creative ink
A R C H I T E C T S
PHONE 503 823 2100 FAX 503 823 2144

New Restaurant for:
Mr. Robert N. Magid
Fuddruckers

U.S. Route 395
Hermiston, OR 97838

CONSULTANTS

ETTEMAYER ENGINEERING
Structural Division

SEF DESIGNER
C o n J o n e s D a v i s
Consulting Engineers

PROJ ARCH: MCB
DRAWN BY: CMK, JRS
CHECKED BY: JRR

DATE: [REDACTED]
JUNE 10, 2009

REVISIONS: [REDACTED]

ADDRESS: 411 - 07/09/09

REGISTERED ARCHITECT
J. R. ROBILLARD
PORTLAND, OREGON
STATE OF OREGON

PROJ NO: [REDACTED]
09-007
SHEET NO: [REDACTED]
A1-1

REGIONAL MAP



LOCATION MAP



AERIAL MAP



MARKET MAP



DEMOGRAPHICS MAP & REPORT

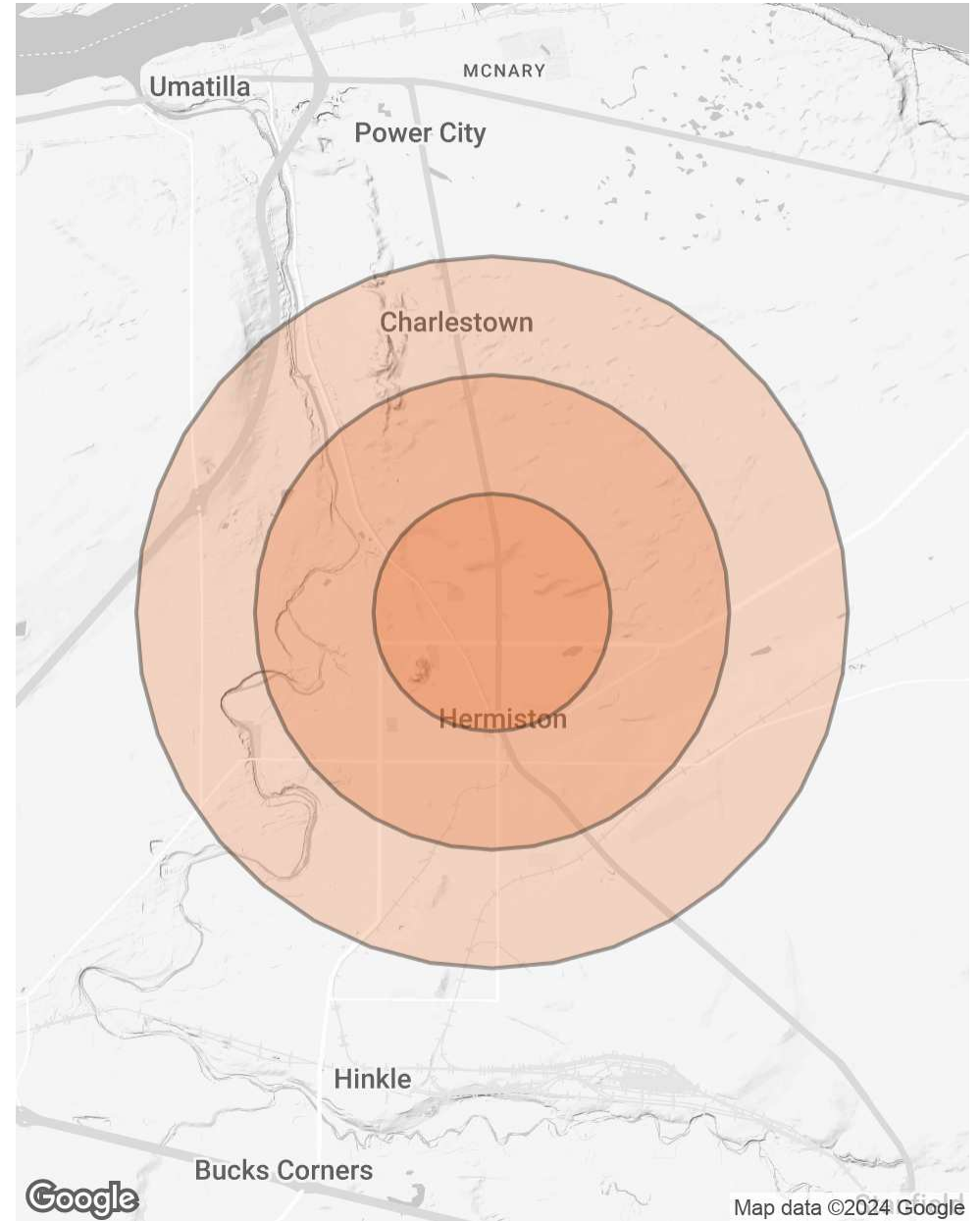
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	6,278	15,448	20,499
AVERAGE AGE	31.2	32.1	33.1
AVERAGE AGE (MALE)	31.7	30.8	32.2
AVERAGE AGE (FEMALE)	31.9	32.3	32.9

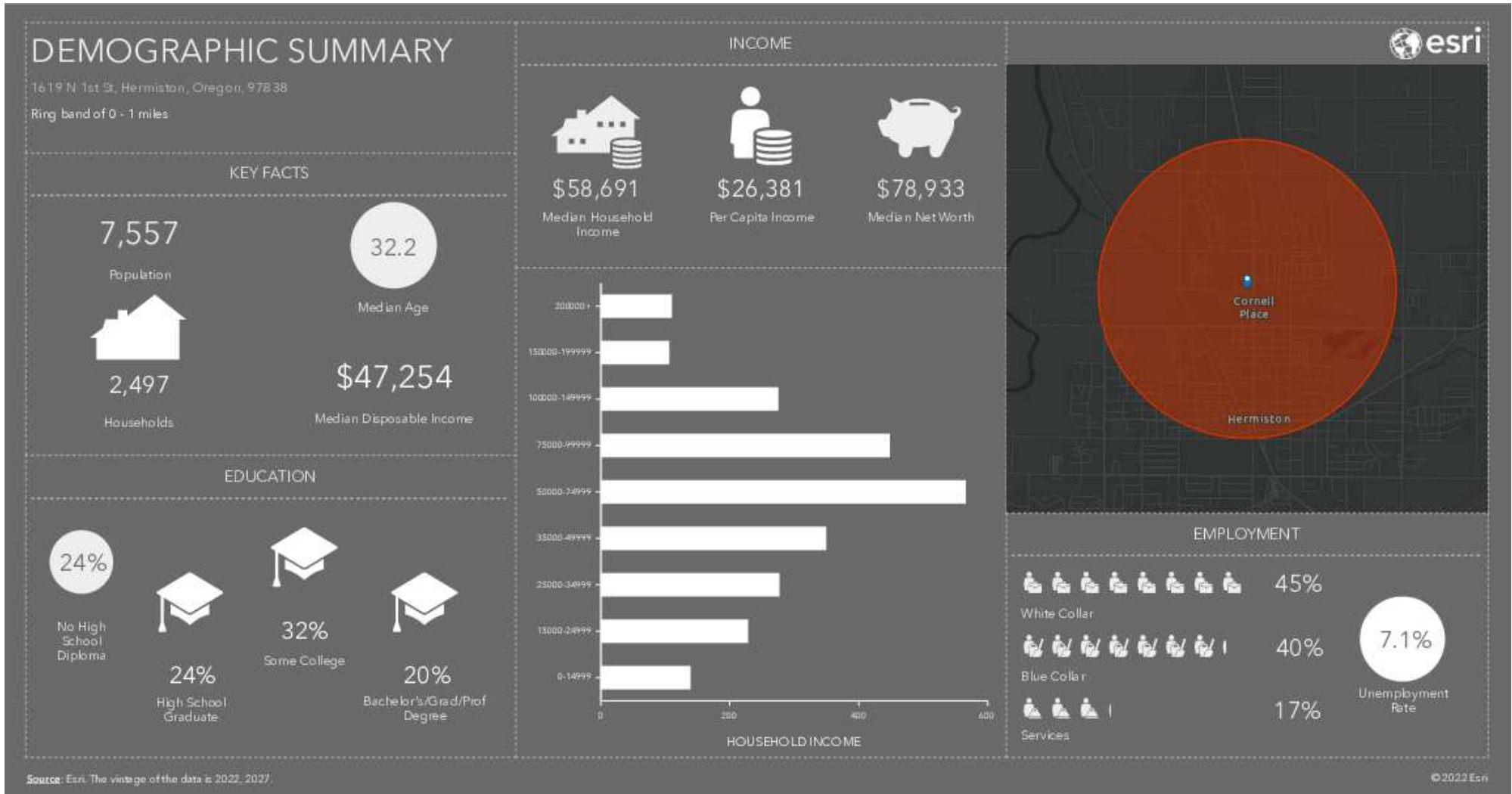
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	2,367	5,683	7,551
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$64,872	\$67,613	\$69,933
AVERAGE HOUSE VALUE	\$130,464	\$152,773	\$173,086

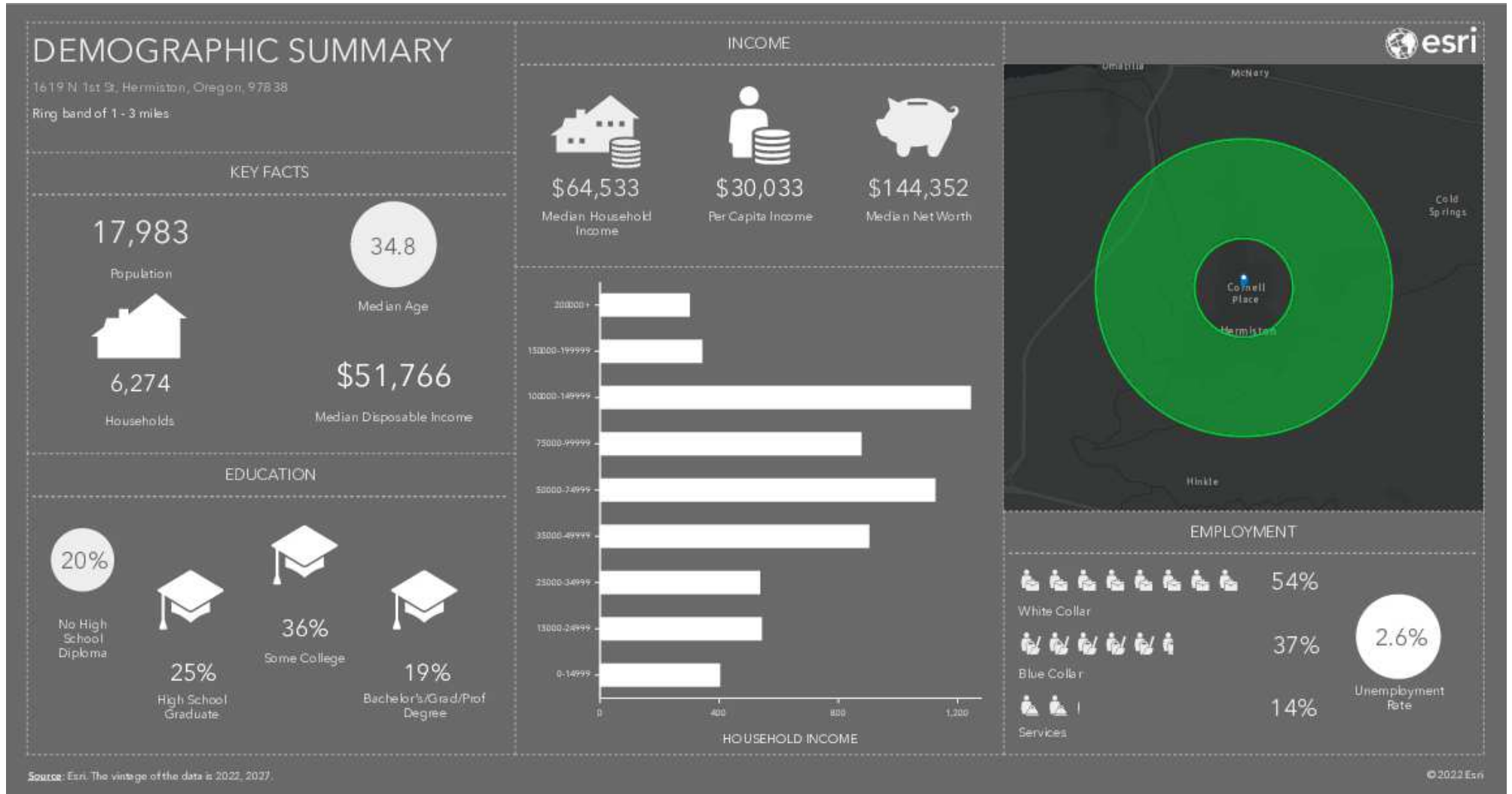
* Demographic data derived from 2020 ACS - US Census



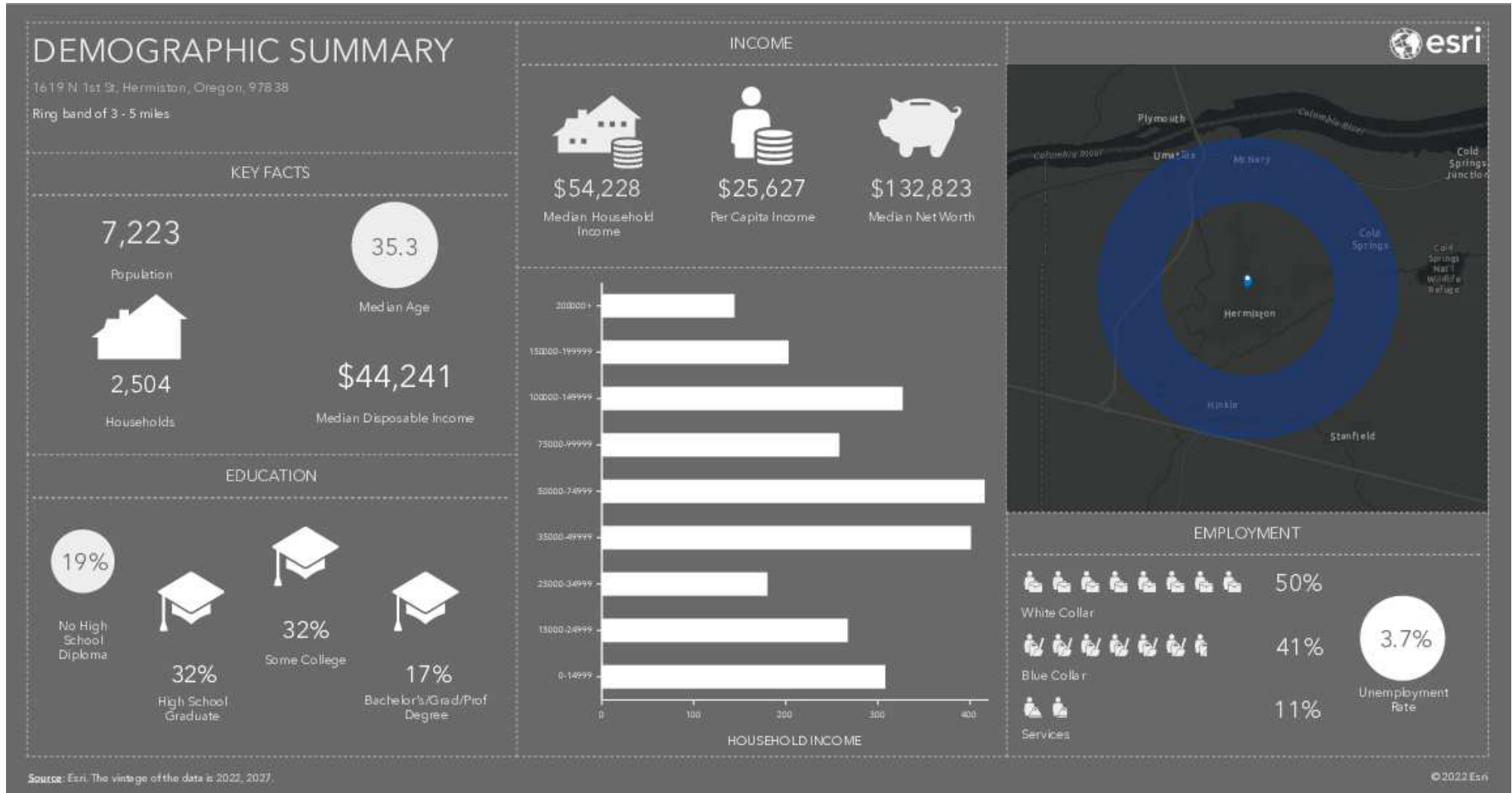
1 MILE INFOGRAPHICS



3 MILE INFOGRAPHICS



5 MILE INFOGRAPHICS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.